RESEARCH

MARKET IN MINUTES

HYDERABAD Market Snapshot

Office – India – Q3/2026

savills

OFFICE MARKET STATISTICS YTD 2026

STOCK

153.8 mn sq. ft.

NEW SUPPLY

11.6 mn sq. ft. ↑ 3X YoY Change

GROSS ABSORPTION

10.1 mn sq. ft. ↑25% YoY Change

CITY RENTAL RANGE

40–175 INR/sq. ft./month

VACANCY

18.0%

Quarterly Gross Absorption
(mn sq. ft.)

Q3 2026
4.2

YoY Change
↑ **56%**

Estimated Gross Absorption
(mn sq. ft.)

2026F
12.5

YoY Change
↑ **10%**

Top Leasing Markets
Q3 2026

SBD II
68%

SBD I
32%

Gross absorption represents fresh leases and occupier sale, excludes renewals and pre-commitments

Quarterly Supply
(mn sq. ft.)

Q3 2026
10.6

YoY Change
↑ **9x**

Estimated Supply
(mn sq. ft.)

2026F
18.8

YoY Change
↑ **57%**

Category of Supply
2026F

100%
IT-Non SEZ

IT-SEZ: IT buildings in SEZs
IT - Non SEZ/IT: IT buildings outside SEZs
Non-IT: Commercial buildings
Institutional: Corporate offices, R&D centres, and trusts/societies within designated institutional areas

DRIVERS OF ABSORPTION

Q3 2026

- **44%** IT-BPM
- **16%** Flexible workspaces
- **14%** Healthcare & Pharma

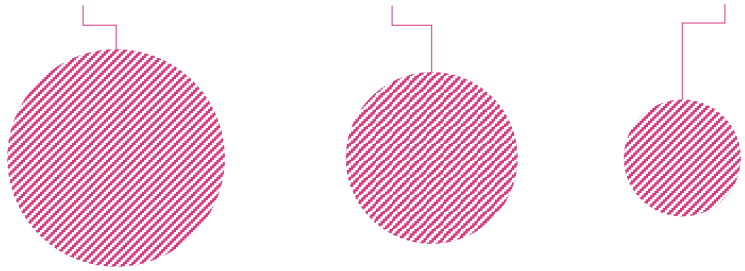
SIZE OF DEALS DOMINATING

Q3 2026

Large
(100,000 sq. ft. or more)
54%

Mid
(25,000-99,999 sq. ft.)
37%

Small
(<25,000 sq. ft.)
9%



KEY TRANSACTIONS

Q3 2026

Wipro
SBD-II
GAR Infobahn
350,000

ModMed
SBD-II
Kalyani Trident
350,000

KFin Technologies
SBD-II
Rajapushpa West Avenue
243,000

Principal Global Services
SBD-II
Divyasree Techridge P3
141,000

Tenant
Micromarket
Building
Transacted Area* (sq. ft.)

*Approximate and indicative areas only | All statistics for Grade A

MICROMARKET STATISTICS Q3 2026

Micromarket	Stock (mn sq. ft.)	Vacancy	Rental Range (INR/sq. ft./month)	Rental Outlook 2026F	Flex Seat Cost (INR/seat/month)
SBD I	86.7	5.9%	75 - 175	↑	9,000 - 23,000
SBD II	63.1	33.8%	65 - 95	↑	8,000 - 14,000
PBD East	3.2	37.2%	40 - 60	↔	7,000 - 8,000
PBD South	0.8	22.6%	40 - 60	↔	7,000 - 8,000
Overall	**153.8**	**18.0%**	**40 - 175**	↑	**7,000 - 23,000**

OUTLOOK INDICATORS

- ↑ Growth
- ↓ Under pressure
- ↔ Stable

HYDERABAD MICROMARKETS

Secondary Business District I (SBD I) – HITEC City, Madhapur, Kondapur, Raidurg
Secondary Business District II (SBD II) – Gachibowli, Nanakramguda, Kokapet
Peripheral East (PBD East) – Pocharam, Uppal
Peripheral South (PBD South) – Shamshabad, Adibatla

*Central Business District areas like Jubilee Hills, Banjara Hills, and Begumpet are not considered on account of historically low absorption volumes.

↑ Increase
↓ Decrease

This document is prepared by Savills for information only. Whilst the information shared above has been shared in good faith and with due care with an endeavour to keep the information up to date and correct, no representations or warranties are made (express or implied) as to the accuracy, completeness, suitability or otherwise of the whole or any part of the deliverables. It does not constitute any offer or part of any contract for sale.
This publication may not be reproduced in any form or in any manner, in part or as a whole without written permission of the publisher, Savills. © Savills India 2026.

Savills Property Services (India) Private Limited
5th Floor, DivyaSree Solitaire, Plot number 14 & 15, Software Units Layout, Vittal Rao Nagar Madhapur,
Hyderabad, Telangana-500081, India

Please contact us for further information

Naveen Nandwani
Managing Director
Bengaluru & Hyderabad and
Commercial Advisory & Transactions
naveen.nandwani@savills.in

Authors

Saurabh Bhutani
Senior Director
Research & Consulting
saurabh.bhutani@savills.in

Sradha Narayan
Assistant Manager
Research & Consulting
sradha.narayan@savills.in

Savills
Savills PLC is a global real estate services provider listed on the London Stock Exchange. We have an international network of more than 700 offices and 42,000+ associates throughout the Americas, the UK, continental Europe, Asia Pacific, Africa and the Middle East, offering a broad range of specialist advisory, management and transactional services to clients all over the world.

Savills India
Savills India is a group company of Savills PLC and is a premier professional international property consulting firm. With full-service offices in Ahmedabad, Bengaluru, Chennai, Delhi-NCR, Goa, Hyderabad, Kolkata, Mumbai and Pune, the firm serves occupiers, investors, and developers of Real Estate. Savills India provides services across office leasing, project management, capital markets, valuations, research, consulting, industrial and logistics, and residential services. Started in India in 2016, the company employs over 900 professionals.